

44-2-115 ✓

43-25

TRANSFER
TAX
PAIDWARRANTY DEED
Joint Tenancy

006200

KNOW ALL MEN BY THESE PRESENTS, that PAUL J. MITCHELL in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by JOHN J. NADEAU and HELEN E. NADEAU whose mailing address is 24 Redington Street, Waterville, ME

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said JOHN J. NADEAU and HELEN E. NADEAU, as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land located in the City of Waterville, County of Kennebec and State of Maine and being more particularly bounded and described as follows, to wit:

Being Lot No. 30 of a plan entitled "A Plan of Clearview Avenue", dated February 7, 1969 and recorded in Kennebec County Registry of Deeds, Plan Book 40, Page 39.

SUBJECT to the protective covenants numbered one (1) through ten (10) inclusive and more particularly described in Book 3211, Page 191 of the Kennebec County Registry of Deeds. The protective covenants are to run with the land and shall be binding upon all parties and all persons owning lots in Clearview Avenue Subdivision.

Being a portion of the same premises conveyed to Paul J. Mitchell by warranty deed of Brihunt Corporation dated July 13, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3198, Page 229.

To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said JOHN J. NADEAU and HELEN E. NADEAU, as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

And I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey to the said Grantees to hold as aforesaid; and

that I and my heirs, shall and will warrant and defend the same to the said JOHN J. NADEAU and HELEN E. NADEAU, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said PAUL J. MITCHELL, as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 8th day of April, 1988.

Signed, Sealed and Delivered
in presence of

[Signature]
WITNESS

[Signature]
PAUL J. MITCHELL

STATE OF MAINE
County of Kennebec

April 8, 1988

Then personally appeared the above named PAUL J. MITCHELL and acknowledged the foregoing instrument to be his free act and deed. Before me,

[Signature]
Notary Public/Attorney at Law
David R. Whittier, Esq.

MY COMMISSION EXPIRES AUGUST 31, 1993
DAVID R. WHITTIER



RECEIVED KENNEBEC SS.

1988 APR 12 AM 9:00

ATTEST: [Signature]
REGISTER OF DEEDS